

178.0

0008

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

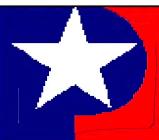
Total Card / Total Parcel

651,600 / 651,600

APPRAISED: 651,600 / 651,600

USE VALUE: 651,600 / 651,600

ASSESSED: 651,600 / 651,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
120		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SERSICH JOHN &	
Owner 2: SULLIVAN JENNIFER	
Owner 3:	

Street 1: 120 DOW AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CHAPIN BEATRICE F -

Owner 2: -

Street 1: 120 DOW AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .086 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1963, having primarily Vinyl Exterior and 1372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3735	Sq. Ft.	Site			0	70.	1.42	7									372,436						372,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								121077
								GIS Ref
								GIS Ref
								Insp Date
								11/24/08

USER DEFINED

Prior Id # 1:	121077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:13:13
LAST REV Date	Time
05/11/17	08:26:06
ekelly	
14035	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,200	0	3,735.	372,400	651,600		Year end	12/23/2021
2021	101	FV	271,400	0	3,735.	372,400	643,800		Year End Roll	12/10/2020
2020	101	FV	271,400	0	3,735.	372,400	643,800	643,800	Year End Roll	12/18/2019
2019	101	FV	213,300	0	3,735.	372,400	585,700	585,700	Year End Roll	1/3/2019
2018	101	FV	213,300	0	3,735.	313,900	527,200	527,200	Year End Roll	12/20/2017
2017	101	FV	213,300	0	3,735.	287,300	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	213,300	0	3,735.	244,700	458,000	458,000	Year End	1/4/2016
2015	101	FV	207,600	0	3,735.	212,800	420,400	420,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAPIN BEATRICE	58709-489		3/19/2012		397,000	No	No		
CHAPIN BEATRICE	51672-57		9/11/2008	Family		99	No	No	
CHAPIN BEATRICE	51482-381		7/25/2008	Family		1	No	No	
	18797-217		1/1/1988			99	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1527	Re-Roof	3,900					
2/19/2015	164	New Wind	6,000					Remove and replace
3/20/2012	262	Redo Kit	10,000					replace cabinets a
8/19/1993	401	Manual	900					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	Permit Insp	PC	PHIL C
6/19/2012	MLS	EMK	Ellen K
5/31/2012	Info Fm Prmt	MM	Mary M
11/24/2008	Meas/Inspect	345	PATRIOT
2/29/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 05 - Garrison	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	SINK/BMT.				28											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall: 8 - Brick Veneer	12%	3/4 Bath:	Rating:	A 3QBth:	Rating:															
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: TAN/RED BRICK	View / Desir:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix: 1	Rating: Fair														
GENERAL INFORMATION				Kits: 1	Rating: Good	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1															
Grade: C - Average	Year Blt: 1963	Eff Yr Blt:	Alt LUC:	Fpl: 1	Rating: Average	Other	Upper	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Jurisdct: G13	Fact: .	Const Mod:	Lump Sum Adj:	WSFlue:	Rating:	Lvl 2	Lvl 1	Totals				RMs: 6	BRs: 3	Baths: 1	HB: 1	24							
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN				SFL							
Avg Ht/FL: STD	Prim Int Wal: 1 - Drywall	Sec Int Wall:	Partition: T - Typical	Total Units:	Floor:	% Own:	Name:	Exterior:	No Unit	RMS	BRs	FL	1	6	3	FFL							
Prim Floors: 4 - Carpet	Sec Floors:	Total: 26.4 %	Override:	Functional:		Economic:		Interior:					BMT										
Bsmnt Flr: 12 - Concrete	Subfloor:			Special:		Plumbing:		Additions:					(672)										
Bsmnt Gar: 1	Electric: 3 - Typical			Override:		Electric:		Kitchen:															
Insulation: 2 - Typical	Int vs Ext: S					Heating:		Baths:															
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W					General:		Plumbing:															
# Heat Sys: 1	% Heated: 100	% AC:		Basic \$ / SQ: 140.00	Size Adj.: 1.35000002	Const Adj.: 0.99356401	Adj \$ / SQ: 187.784																
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	Other Features: 83800	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val													
				LUC Factor: 1.00	Adj Total: 379296	Depreciation: 100134	Depreciated Total: 279162	Juris. Factor: 1.00	Before Depr: 187.78	Special Features: 0	Val/Su Net: 136.59	Final Total: 279200	Val/Su SzAd: 203.50										
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:															
SPEC FEATURES/YARD ITEMS								PARCEL ID 178-0-0008-0001.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value	AssessPro Patriot Properties, Inc					
More: N								Total Yard Items:				Total Special Features:				Total:							